



Local Government Solutions



**City of Chula Vista
Proposed Assessment Increase
Open Space District No. 3
Rancho Robinhood 1 and 2**

**Engineer's Report
Fiscal Year 2007/08**

June 5, 2007

***Prepared by*
N|B|S**

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**CITY OF CHULA VISTA
OPEN SPACE DISTRICT NO. 3
RANCHO ROBINHOOD 1 and 2**

**276 Fourth Avenue
Chula Vista, CA 91910
Phone - (619) 476-5376**

CITY COUNCIL

Cheryl Cox, Mayor
Rudy Ramirez, Councilmember
John McCann, Councilmember
Jerry Rindone, Councilmember
Steve Castaneda, Councilmember
Susan Bigelow, City Clerk

CITY STAFF

Scott Tulloch, City Engineer
Dave Byers, Director of Public Works Operations
Leah Browder, Deputy Director of Engineering
Robert Beamon, Administrative Services Manager
Larry Eliason, Parks and Open Space Manager
Chevis Fennell, Senior Open Space Inspector
Josie Gabriel, Associate Planner
Amy Partosan, Administrative Analyst II
Jose Gomez, Land Surveyor
Tessa Quicho, Administrative Analyst II

N|B|S

Greg Ghironzi, Project Director
Michael J. Stearns, Assessment Engineer
Stephanie Parson, Senior Consultant
Sue Tyau, Financial Analyst

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1. **ENGINEER'S LETTER**

WHEREAS, on June 5, 2007, the City Council of the City of Chula Vista (the "City Council"), State of California, under the Landscape and Lighting Act of 1972 (the "1972 Act"), the City of Chula Vista Municipal Code, Chapter 17.07 (the "Municipal Code"), Article XIID of the Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Municipal Code, Article XIID and the Implementation Act may be referred to collectively as the "Assessment Law") adopted its Resolution of Intention to increase assessments above the existing approved maximum amount in Open Space District No. 3, Rancho Robinhood 1 and 2 (the "District"); and provide for the Levy and Collection of said increased assessments commencing Fiscal Year 2007/08.

WHEREAS, the Resolution directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the District for the referenced fiscal year, an assessment diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and also stating the reason for the increased assessment; identifying the parcels upon which an increased assessment is proposed for imposition and presenting the basis upon which the increased assessment is to be calculated

NOW THEREFORE, the following increased assessment is made to the District of the estimated costs of maintenance, operation and servicing of improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

<u>Description</u>	<u>Previous Fiscal Year 2007/08 Maximum Assessment</u>	<u>Proposed Fiscal Year 2007/08 Maximum Assessment</u>
OSD No. 3 Costs		
Annual Total Costs	\$46,341.03	\$64,770.00
Balance to Assessment	\$46,341.03	\$64,770.00

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the increased assessments herein have been prepared and computed in accordance with the order of the City Council of the City of Chula Vista, California.

NBS

2. PLANS AND SPECIFICATIONS

2.1 Description of District Boundaries

Open Space District No. 3, Rancho Robinhood 1 and 2, includes all of the area bounded by the subdivision boundary for Rancho Robinhood 1 and 2 Subdivision. The District currently consists of 127 parcels.

2.2 Description of Facilities and Services

The areas to be maintained by the District include all of Open Space Lot 115, slopes along Otay Lakes Road, Allen School Lane, Allen School, and certain other slopes within the District boundaries.

The assessments collected within the District will pay the costs of maintaining natural open space, green belt and slopes along major and collector roads, including the maintenance of all trees, shrubs, plants, etc., planted or placed within said open space area. The District is comprised of 3.5 acres of irrigated slopes and 0.5 acres of ornamental plants.

The proposed maintenance consists in general of the following:

- Brush clearance for fire protection
- Irrigated erosion control slopes
- Irrigation
- Fertilization
- Removal of weeds, trash and litter
- Pruning of trees and shrubs
- Replacement of dead or diseased trees and shrubs
- Repair of equipment and facilities

2.3 Reason for the Increased Assessment

Currently, due to Proposition 218, passed in 1996, assessments cannot be increased to pay for the increased costs of labor, materials, supplies, electricity rates, etc., because the maximum assessment previously authorized for the District has been levied. Without the ability to increase assessments it may be necessary for the District to reduce the level of maintenance it can provide, thus jeopardizing the quality and appearance of facilities. The District is requesting the ability to increase the current maximum assessment within the District.

Approval of the proposed increased assessments will:

- Provide for the repair, removal or replacement of all or any part of any improvement. Provide for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming,

spraying, fertilizing or treating for disease to injury, the removal of trimmings, rubbish, debris, and other solid waste.

If the increased assessments are not approved, the following reduction in services may include, but are not limited to:

- Reduction or elimination of brush clearance for fire protection
- Turn off irrigation to erosion control slopes
- Annual tree trimmings and brush management reduced
- Annual fertilization will be decreased
- Replacement of equipment and plants will not occur in a timely manner
- Sprinkler replacement will not occur in a timely manner
- Contractual services reduced, providing for an overall reduction in the amount of maintenance performed within the area.

3. **ESTIMATE OF COSTS**

The estimated budget for annual maintenance of the facilities and proportionate share of the costs of administration of the District have been prepared based on cost information provided by the City of Chula Vista staff. The estimated budgetary unit costs for the maintenance of the improvements and the administration of the District are listed below.

The Fiscal Year 2007/08 maximum total assessment for Open Space District No. 3, Rancho Robinhood 1 and 2, is summarized in the following table:

Description	Previous Total Maximum Assessment
Utility Charges	\$835.00
Trash Collection & Disposal Fees	1,400.00
Water Charges	16,580.00
Services to Maintain Structures, Grounds	990.00
City Staff Services	9,340.00
Contract Services	20,400.00
Landscape Supplies	207.00
Materials to Maintain Structures, Grounds	3,997.00
Professional Services	3,008.00
Supplementals	946.00
Transfer: Corporate Yard Debt Services	432.00
Operating Reserve Collection	(11,793.97)
Total 2007/08 Previous Maximum Assessment:	\$46,341.03

The proposed increase to the maximum total assessment beginning Fiscal Year 2007/08 is as follows:

Description	Proposed Increase
Utility Charges	\$0.00
Trash Collection & Disposal Fees	0.00
Water Charges	0.00
Services to Maintain Structures, Grounds	0.00
City Staff Services	0.00
Contract Services	0.00
Landscape Supplies	0.00
Materials to Maintain Structures, Grounds	0.00
Professional Services	0.00
Supplementals	0.00
Transfer: Corporate Yard Debt Services	0.00
Operating Reserve Collection	18,428.97
Total 2007/08 Proposed Increase:	\$18,428.97

The proposed total maximum assessment for Fiscal Year 2007/08 with the increased landscaping maintenance costs is summarized as follows:

Description	Proposed Total Maximum Assessment
Utility Charges	\$835.00
Trash Collection & Disposal Fees	1,400.00
Water Charges	16,580.00
Services to Maintain Structures, Grounds	990.00
City Staff Services	9,340.00
Contract Services	20,400.00
Landscape Supplies	207.00
Materials to Maintain Structures, Grounds	3,997.00
Professional Services	3,008.00
Supplementals	946.00
Transfer: Corporate Yard Debt Services	432.00
Operating Reserve Collection	6,635.00
Total 2007/08 Proposed Maximum Assessment:	\$64,770.00

All of the costs are based on current estimates. The assessments are based on these costs and the difference between the estimated cost and the actual cost will be accounted for in the subsequent year.

4. ASSESSMENTS

The proposed increased maximum assessment will be apportioned to each parcel, in the City of Chula Vista Open Space District No. 3, Rancho Robinhood 1 and 2, as shown on the latest equalized roll at the County Assessor's office, as listed in Section 6 of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of San Diego and such records are, by reference, made part of this Report.

4.1 Method of Apportionment

Pursuant to the Assessment Law, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

To apportion the total estimated costs of the District during any fiscal year, each of the subdivided single-family lots or equivalent dwelling units (EDU) within the District is deemed to receive equal special benefit from the improvements. The annual assessment per EDU within the District is calculated by dividing the total annual assessment by the total number of existing EDU within the District to determine the annual assessment per EDU.

4.2 Maximum Assessment – Assessment Increase

The proposed increased maximum assessment spread to each EDU, for Fiscal Year 2007/08, based on the method of apportionment within OSD No. 3, Rancho Robinhood 1 and 2, is as follows:

The maximum annual assessment per EDU is outlined in the following table:

Description	Maximum Annual Assessment Per EDU
Previous Maximum Annual Assessment Per EDU for Fiscal Year 2007/08	\$364.89
Proposed Annual Assessment Increase Per EDU for Fiscal Year 2007/08	\$145.11
Proposed Maximum Annual Assessment Per EDU for Fiscal Year 2007/08	\$510.00

Beginning Fiscal Year 2008/09, the maximum assessment shall be the prior year's assessment increased or decreased by an inflation factor which is the lesser of (1) the January to January San Diego Metropolitan Area All Urban Consumer Price Index (CPI) or (2) the change in estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published in January.

5. *ASSESSMENT DIAGRAM*

The following pages show a reduced copy of the Assessment Diagram. For a detailed description of the lines and dimensions of any lot or parcel, reference is hereby made to the County Assessor's maps, which shall govern for all details concerning the lines and dimension of such lots or parcels.

ASSESSMENT DIAGRAM
OPEN SPACE DISTRICT NO. 3, RANCHO ROBINHOOD
CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
CHULA VISTA THIS DAY OF _____, 2007.

CITY CLERK
CITY OF CHULA VISTA
SAN DIEGO COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE
EXTERIOR BOUNDARIES, BOUNDARIES OF ANY ZONES AND THE LINES
AND DIMENSIONS OF EACH PARCEL OF THE OPEN SPACE DISTRICT,
CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE
OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL
OF THE CITY OF CHULA VISTA AT A REGULAR MEETING
THEREOF, HELD ON THE _____ DAY OF _____, 2007
BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF CHULA VISTA
SAN DIEGO COUNTY, CALIFORNIA

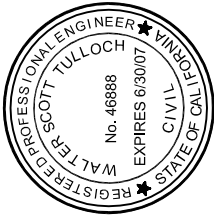
FILED THIS _____ DAY OF _____, 2007 AT THE
HOUR OF _____ O'CLOCK _____ M, IN BOOK _____ OF MAPS
OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____,
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

COUNTY RECORDER
SAN DIEGO COUNTY, CALIFORNIA

NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSORS
PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR
OF THE COUNTY OF SAN DIEGO.

LEGEND:

9999 ADDRESS NUMBER
_____ PARCEL LINES



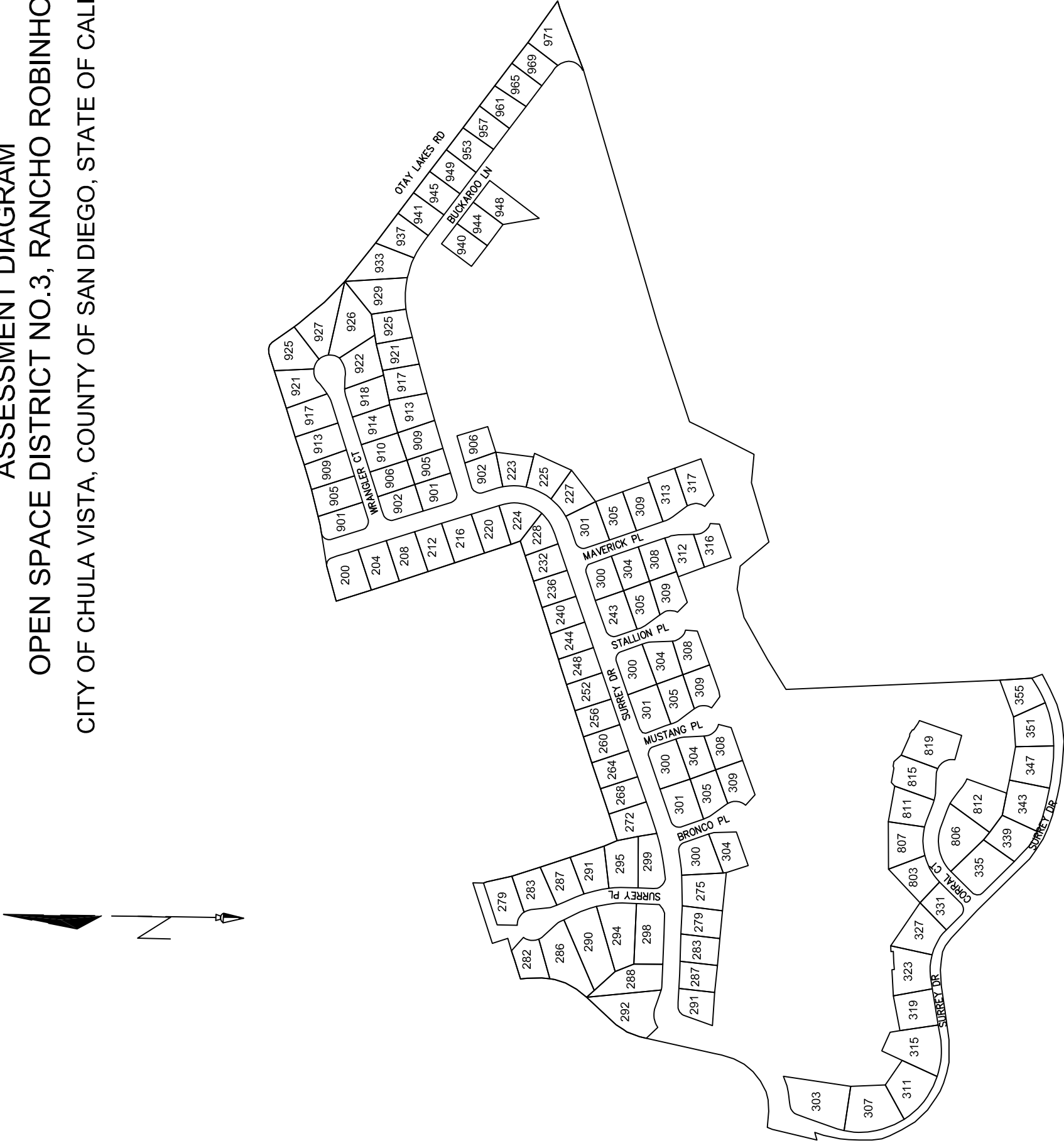
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ASSESSMENT DIAGRAM

OPEN SPACE DISTRICT NO.3, RANCHO ROBINHOOD

CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



STREET NO.	STREET NAME	APN	STREET NO.	STREET NAME	APN
300	BRONCO PL	5932713300	200	SURREY DR	5932610600
301	BRONCO PL	5932712900	204	SURREY DR	5932610500
304	BRONCO PL	5932713200	208	SURREY DR	5932610400
305	BRONCO PL	5932713000	212	SURREY DR	5932610300
309	BRONCO PL	5932713100	216	SURREY DR	5932610200
			220	SURREY DR	5932610100
901	BUCKAROO LN	5932612200	223	SURREY DR	5932621500
902	BUCKAROO LN	5932621400	224	SURREY DR	5932622400
905	BUCKAROO LN	5932612300	225	SURREY DR	5932621600
906	BUCKAROO LN	5932621300	227	SURREY DR	5932621700
909	BUCKAROO LN	5932612400	228	SURREY DR	5932622300
913	BUCKAROO LN	5932612500	232	SURREY DR	5932711100
917	BUCKAROO LN	5932612600	236	SURREY DR	5932711000
921	BUCKAROO LN	5932612700	240	SURREY DR	5932710900
925	BUCKAROO LN	5932612800	243	SURREY DR	5932711700
929	BUCKAROO LN	5932612900	244	SURREY DR	5932710800
933	BUCKAROO LN	5932613000	248	SURREY DR	5932710700
937	BUCKAROO LN	5932613100	252	SURREY DR	5932710600
940	BUCKAROO LN	5932621200	256	SURREY DR	5932710500
941	BUCKAROO LN	5932620100	260	SURREY DR	5932710400
944	BUCKAROO LN	5932621100	264	SURREY DR	5932710300
945	BUCKAROO LN	5932620200	268	SURREY DR	5932710200
948	BUCKAROO LN	5932622900	272	SURREY DR	5932710100
949	BUCKAROO LN	5932620300	275	SURREY DR	5932713400
953	BUCKAROO LN	5932620400	279	SURREY DR	5932713500
957	BUCKAROO LN	5932620500	283	SURREY DR	5932713600
961	BUCKAROO LN	5932620600	287	SURREY DR	5932713700
965	BUCKAROO LN	5932620700	288	SURREY DR	5932714100
969	BUCKAROO LN	5932620800	291	SURREY DR	5932713800
971	BUCKAROO LN	5932620900	292	SURREY DR	5932714000
			303	SURREY DR	5932720100
803	CORRAL CT	5932720900	307	SURREY DR	5932720200
806	CORRAL CT	5932721500	311	SURREY DR	5932720300
807	CORRAL CT	5932721000	315	SURREY DR	5932722600
811	CORRAL CT	5932721100	319	SURREY DR	5932720500
812	CORRAL CT	5932721400	323	SURREY DR	5932722300
815	CORRAL CT	5932723000	327	SURREY DR	5932720700
819	CORRAL CT	5932722700	331	SURREY DR	5932720800
			335	SURREY DR	5932721600
300	MAVERICK PL	5932711600	339	SURREY DR	5932721700
301	MAVERICK PL	5932621800	343	SURREY DR	5932721800
304	MAVERICK PL	5932711500	347	SURREY DR	5932721900
305	MAVERICK PL	5932621900	351	SURREY DR	5932722000
308	MAVERICK PL	5932711400	355	SURREY DR	5932722100
309	MAVERICK PL	5932622000			
312	MAVERICK PL	5932711300	279	SURREY PL	5932714700
313	MAVERICK PL	5932622100	282	SURREY PL	5932714600
316	MAVERICK PL	5932711200	283	SURREY PL	5932714800
317	MAVERICK PL	5932622200	286	SURREY PL	5932714500
			287	SURREY PL	5932714900
300	MUSTANG PL	5932712800	290	SURREY PL	5932714400
301	MUSTANG PL	5932712300	291	SURREY PL	5932715000
304	MUSTANG PL	5932712700	294	SURREY PL	5932714300
305	MUSTANG PL	5932712400	295	SURREY PL	5932715100
308	MUSTANG PL	5932712600	298	SURREY PL	5932714200
309	MUSTANG PL	5932712500	299	SURREY PL	5932715200
300	STALLION PL	5932712200	901	WRANGLER CT	5932610700
304	STALLION PL	5932712100	902	WRANGLER CT	5932612100
305	STALLION PL	5932711800	905	WRANGLER CT	5932610800
308	STALLION PL	5932712000	906	WRANGLER CT	5932612000
309	STALLION PL	5932711900	909	WRANGLER CT	5932610900
			910	WRANGLER CT	5932611900
			913	WRANGLER CT	5932611000
			914	WRANGLER CT	5932611800
			917	WRANGLER CT	5932611100
			918	WRANGLER CT	5932611700
			921	WRANGLER CT	5932611200
			922	WRANGLER CT	5932611600
			925	WRANGLER CT	5932611300
			926	WRANGLER CT	5932611500
			927	WRANGLER CT	5932611400

6. ASSESSMENT ROLL

The following pages provide a listing of each parcel's previous Fiscal Year 2007/08 maximum assessment and proposed Fiscal Year 2007/08 maximum assessment amount, within Open Space District No. 3, Rancho Robinhood 1 and 2.

**City of Chula Vista
Open Space District No. 3
Rancho Robinhood 1 and 2
Fiscal Year 2007/08 Assessment Roll**

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
593-261-01-00	1.00	\$364.89	\$510.00
593-261-02-00	1.00	364.89	510.00
593-261-03-00	1.00	364.89	510.00
593-261-04-00	1.00	364.89	510.00
593-261-05-00	1.00	364.89	510.00
593-261-06-00	1.00	364.89	510.00
593-261-07-00	1.00	364.89	510.00
593-261-08-00	1.00	364.89	510.00
593-261-09-00	1.00	364.89	510.00
593-261-10-00	1.00	364.89	510.00
593-261-11-00	1.00	364.89	510.00
593-261-12-00	1.00	364.89	510.00
593-261-13-00	1.00	364.89	510.00
593-261-14-00	1.00	364.89	510.00
593-261-15-00	1.00	364.89	510.00
593-261-16-00	1.00	364.89	510.00
593-261-17-00	1.00	364.89	510.00
593-261-18-00	1.00	364.89	510.00
593-261-19-00	1.00	364.89	510.00
593-261-20-00	1.00	364.89	510.00
593-261-21-00	1.00	364.89	510.00
593-261-22-00	1.00	364.89	510.00
593-261-23-00	1.00	364.89	510.00
593-261-24-00	1.00	364.89	510.00
593-261-25-00	1.00	364.89	510.00
593-261-26-00	1.00	364.89	510.00
593-261-27-00	1.00	364.89	510.00
593-261-28-00	1.00	364.89	510.00
593-261-29-00	1.00	364.89	510.00
593-261-30-00	1.00	364.89	510.00
593-261-31-00	1.00	364.89	510.00
593-262-01-00	1.00	364.89	510.00
593-262-02-00	1.00	364.89	510.00
593-262-03-00	1.00	364.89	510.00
593-262-04-00	1.00	364.89	510.00
593-262-05-00	1.00	364.89	510.00
593-262-06-00	1.00	364.89	510.00
593-262-07-00	1.00	364.89	510.00
593-262-08-00	1.00	364.89	510.00
593-262-09-00	1.00	364.89	510.00
593-262-11-00	1.00	364.89	510.00
593-262-12-00	1.00	364.89	510.00
593-262-13-00	1.00	364.89	510.00
593-262-14-00	1.00	364.89	510.00
593-262-15-00	1.00	364.89	510.00
593-262-16-00	1.00	364.89	510.00
593-262-17-00	1.00	364.89	510.00

City of Chula Vista
Open Space District No. 3
Rancho Robinhood 1 and 2
Fiscal Year 2007/08 Assessment Roll

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
593-262-18-00	1.00	364.89	510.00
593-262-19-00	1.00	364.89	510.00
593-262-20-00	1.00	364.89	510.00
593-262-21-00	1.00	364.89	510.00
593-262-22-00	1.00	364.89	510.00
593-262-23-00	1.00	364.89	510.00
593-262-24-00	1.00	364.89	510.00
593-262-29-00	1.00	364.89	510.00
593-271-01-00	1.00	364.89	510.00
593-271-02-00	1.00	364.89	510.00
593-271-03-00	1.00	364.89	510.00
593-271-04-00	1.00	364.89	510.00
593-271-05-00	1.00	364.89	510.00
593-271-06-00	1.00	364.89	510.00
593-271-07-00	1.00	364.89	510.00
593-271-08-00	1.00	364.89	510.00
593-271-09-00	1.00	364.89	510.00
593-271-10-00	1.00	364.89	510.00
593-271-11-00	1.00	364.89	510.00
593-271-12-00	1.00	364.89	510.00
593-271-13-00	1.00	364.89	510.00
593-271-14-00	1.00	364.89	510.00
593-271-15-00	1.00	364.89	510.00
593-271-16-00	1.00	364.89	510.00
593-271-17-00	1.00	364.89	510.00
593-271-18-00	1.00	364.89	510.00
593-271-19-00	1.00	364.89	510.00
593-271-20-00	1.00	364.89	510.00
593-271-21-00	1.00	364.89	510.00
593-271-22-00	1.00	364.89	510.00
593-271-23-00	1.00	364.89	510.00
593-271-24-00	1.00	364.89	510.00
593-271-25-00	1.00	364.89	510.00
593-271-26-00	1.00	364.89	510.00
593-271-27-00	1.00	364.89	510.00
593-271-28-00	1.00	364.89	510.00
593-271-29-00	1.00	364.89	510.00
593-271-30-00	1.00	364.89	510.00
593-271-31-00	1.00	364.89	510.00
593-271-32-00	1.00	364.89	510.00
593-271-33-00	1.00	364.89	510.00
593-271-34-00	1.00	364.89	510.00
593-271-35-00	1.00	364.89	510.00
593-271-36-00	1.00	364.89	510.00
593-271-37-00	1.00	364.89	510.00
593-271-38-00	1.00	364.89	510.00
593-271-40-00	1.00	364.89	510.00

**City of Chula Vista
Open Space District No. 3
Rancho Robinhood 1 and 2
Fiscal Year 2007/08 Assessment Roll**

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
593-271-41-00	1.00	364.89	510.00
593-271-42-00	1.00	364.89	510.00
593-271-43-00	1.00	364.89	510.00
593-271-44-00	1.00	364.89	510.00
593-271-45-00	1.00	364.89	510.00
593-271-46-00	1.00	364.89	510.00
593-271-47-00	1.00	364.89	510.00
593-271-48-00	1.00	364.89	510.00
593-271-49-00	1.00	364.89	510.00
593-271-50-00	1.00	364.89	510.00
593-271-51-00	1.00	364.89	510.00
593-271-52-00	1.00	364.89	510.00
593-272-01-00	1.00	364.89	510.00
593-272-02-00	1.00	364.89	510.00
593-272-03-00	1.00	364.89	510.00
593-272-05-00	1.00	364.89	510.00
593-272-07-00	1.00	364.89	510.00
593-272-08-00	1.00	364.89	510.00
593-272-09-00	1.00	364.89	510.00
593-272-10-00	1.00	364.89	510.00
593-272-11-00	1.00	364.89	510.00
593-272-14-00	1.00	364.89	510.00
593-272-15-00	1.00	364.89	510.00
593-272-16-00	1.00	364.89	510.00
593-272-17-00	1.00	364.89	510.00
593-272-18-00	1.00	364.89	510.00
593-272-19-00	1.00	364.89	510.00
593-272-20-00	1.00	364.89	510.00
593-272-21-00	1.00	364.89	510.00
593-272-23-00	1.00	364.89	510.00
593-272-26-00	1.00	364.89	510.00
593-272-27-00	1.00	364.89	510.00
593-272-30-00	1.00	364.89	510.00
Total	127.00	\$46,341.03	\$64,770.00